



54 Naseby Way | | Norwich | NR7 0TP

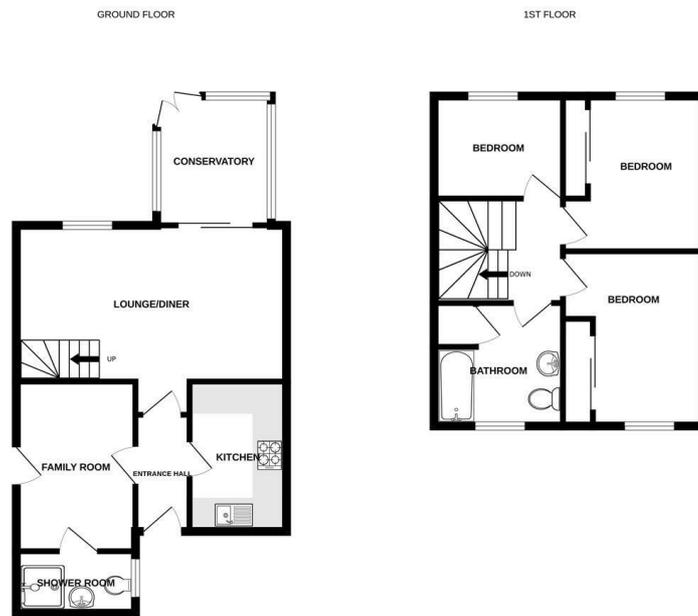
Offers In The Region Of £260,000

****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this well presented and spacious, three-bedroom semi-detached home perfectly positioned within the highly sought-after Dussindale estate, offering the ideal blend of comfort, practicality, and style. The property welcomes you with an entrance hall leading to a generous lounge/diner – a perfect space for relaxing or entertaining – alongside a modern fitted kitchen and a versatile family room that can be used as a 4th bedroom, playroom, office, or snug. A light-filled conservatory provides additional living space overlooking the garden, while a convenient ground-floor shower room completes the downstairs layout.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom off the landing, providing plenty of room for a growing family or visiting guests. Outside, the property benefits from a driveway to the front offering off-road parking, and an attractive enclosed rear garden featuring a lawn and patio seating area, ideal for outdoor dining and summer evenings.

Further benefits include double glazing, gas central heating, and the property is offered with no onward chain, making for a smooth and stress-free move. Perfect for first-time buyers or families seeking a well-located, ready-to-move-into home, this property must be viewed to be fully appreciated.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or reliability can be given. Made with Metropac 03/2011

Location

Dussindale can be found within the popular suburb of Thorpe St Andrew to the east of Norwich. The modern estate is within close access to a selection of amenities including schooling for all ages, shops (including Sainsburys superstore) and popular pubs and restaurants. There is ease of access to the Broadland Business Park, A47 Southern Bypass, NDR and Norfolk Broads with excellent public transport links to and from Norwich City centre.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge/diner, kitchen and family room.

Lounge/Diner 18'0" x 11'10"

Sliding patio doors, double glazed window, radiator.

Kitchen 10'0" x 6'5"

Fitted base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, washing machine and dishwasher, double glazed window, radiator.

Family Room 12'5" x 7'11"

Door to side, radiator, boiler.

Conservatory 8'8" x 7'7"

Patio doors to garden, radiator.

Shower Room 7'11" x 4'7"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 11'1" x 7'6"

Double glazed window, radiator, built in wardrobes.

Bedroom Two 8'11" x 6'11"

Double glazed window, radiator, built in wardrobes.

Bedroom Three 8'11" x 7'3"

Double glazed window, radiator.

Bathroom 8'3" x 8'3"

Panelled bath, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front

Driveway providing off road parking.

Outside Rear

Patio seating area, lawned garden, timber shed, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band B.

Tenure

Freehold

Utilities

Full fibre broadband available.
Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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